Deed for Warren G. Roby Estate
Situated in Wayland Centre
with Plan of the Estate

Land surveyed August 5, 1872 by James S. Draper.
Deed signed August 12, 1872
Former Estate of Charles S. Drury.

Original on file with Middlesex Registry of Deeds
Record Book 1224 Pages 32-35.

[Transcribed by Sandra L. Coy, December 2022]

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Cutting Exc & Tr
to
Roby

U. S
Rev Stamp
$4.50
C A C.
Aug 8, 1872

Whereas Charles S. Drury late
of Boston, in the County of Suffolk, and Commonwealth
of Massachusetts, died seized of certain real estates, situated
in Wayland, in the County of Middlesex, hereinafter described:
and whereas by the last will and testament of
said Drury, duly allowed, and admitted to Probate, in
said Suffolk County, Charles A. Cutting of said Boston
was appointed executor and trustee under said will and
has been duly qualified as such, and, whereas, by said
last will and testament, it is among other things, provided
as follows. Viz. I give to my said executor, and
trustee full power, at any time, for the purpose of making

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division of my estate or for forming, the trust fund
herein directed to sell and convey all or any portion of
my real or personal estate, and that the purchaser,
thereof shall be under no obligation to see to the application
of the purchase money. Now for the purpose
of making such division and for forming said trust
fund, I the said Charles A. Cutting, as I am executor
and trustee as aforesaid, by virtue of the power
and authority on me conferred as aforesaid and of
all other power and authority me thereto enabling,

in consideration of four thousand and fifty dollars,
to me paid by Warren Gould Roby of said Boston,
receipt whereof is hereby acknowledged, do hereby convey,
sell, release, remise, and quit claim unto the said Roby,
his heirs and assigns forever: the following described
parcels of land, with the buildings thereon, situated in
said Wayland, viz.1. A parcel of land with the dwelling
house thereon situated on the Easterly side of the road,
leading from Wayland to Concord, beginning at the
Southwesterly corner thereof, on said road [illegible] land of
heirs of N. Reeves, thence running north easterly and easterly
by said land of Reeves heirs and land [illegible]
here to land of H. Heard thence running north easterly
by three several lines by said Heards land to a Mill
pond, thence running by said pond to the mill road
so called, or to land of the Town of Wayland then running
northwesterly by said Mill Road, or town land
to the main Concord Road, then running south westerly
by said Concord Road to the point of beginning, containing
about twenty one 51/100 acres. 2: A parcel of land on
the westerly side of said road leading to Concord, bounded south
easterly by said road, southwesterly by land of N Reeve's heirs
and land of T F Wade. Northwesterly, by land of E. Ames and
of H. Reeves, and North easterly, northwesterly, and northeasterly
again, by said land of H. Reeves, as shown upon the plan
hereinafter referred to, containing two 13/100 acres, more or less,
said parcels of land, are shown upon a plan made by J.
S. Draper, dated August 5, 1872, to be herewith recorded. To Have
And To Hold the above released premises, with all the rights,
easements, privileges and appurtenances, thereto belonging to
him, the said Warren Gould Roby, his heirs and assigns

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to his and their use forever. And the said Charles A. Cutting
with Marcia D. Cutting, wife of said Charles A. in her own
right, said Marcia D. being sole heir at law, of said Drury
and devisee under said will, do likewise remise, release and
forever quit claim, the above described premises, and all
their right, title and interest therein to him the said Warren
Gould Roby, his heirs and assigns. To Have and To
Hold the same with all the rights, easements, privileges and
appurtenances, thereto belonging to him the said Roby, his
heirs and assigns, to his and their use forever. In Testimony
whereof the said Charles A Cutting, as he is executor and
trustee as aforesaid, and said Charles A. Cutting, and Marcia
D. Cutting, have hereto set their hands and seals this seventh
day of August A. D. Eighteen hundred and seventy, two
Chas A. Cutting, Executor & Trustee seal
Marcia D. Cutting seal. In presence of Mary L. Cutting, W. G. Russell
to C. A. C. Commonwealth of Massachusetts, Suffolk ss. August 8, 1872.

Then personally appeared the above named Charles
A. Cutting Executor & Trustee, and acknowledged the foregoing
to be his free act and deed, before me, W. G. Russell,
Justice of the Peace.
Middlesex ss. August 12, 1872. Rec'd & Recorded.
Attest: Chas B Stevens Regr

Drury
to
Roby

Know All Men by These Presents
That I Elvira S. Drury of Wayland, in the County of Middlesex,
Widow, In consideration of ten dollars to me paid by
Warren Gould Roby of Boston, in the County of Suffolk, the
receipt whereof is hereby acknowledged, do hereby convey, remise,
release, and forever, quit claim unto the said Roby, his heirs
and assigns forever, all my right title and interest in and
to two certain parcels of land, situated in said Wayland
bounded and described as follows Viz.1. A. parcel of land
with the dwelling house thereon, situated on the Easterly side
of the road, leading from Wayland to Concord, beginning
at the Southwesterly corner thereof, on said road by land of
heirs of N. Reeves, thence running north easterly, and Easterly,
by said land of Reeves heirs and land of E. Mellen, to
land of H. Heard, thence running northeasterly, by three several
lines by said Heard's land to a Mill Pond, thence running
by said pond, to the Mill Road so called, or to land of

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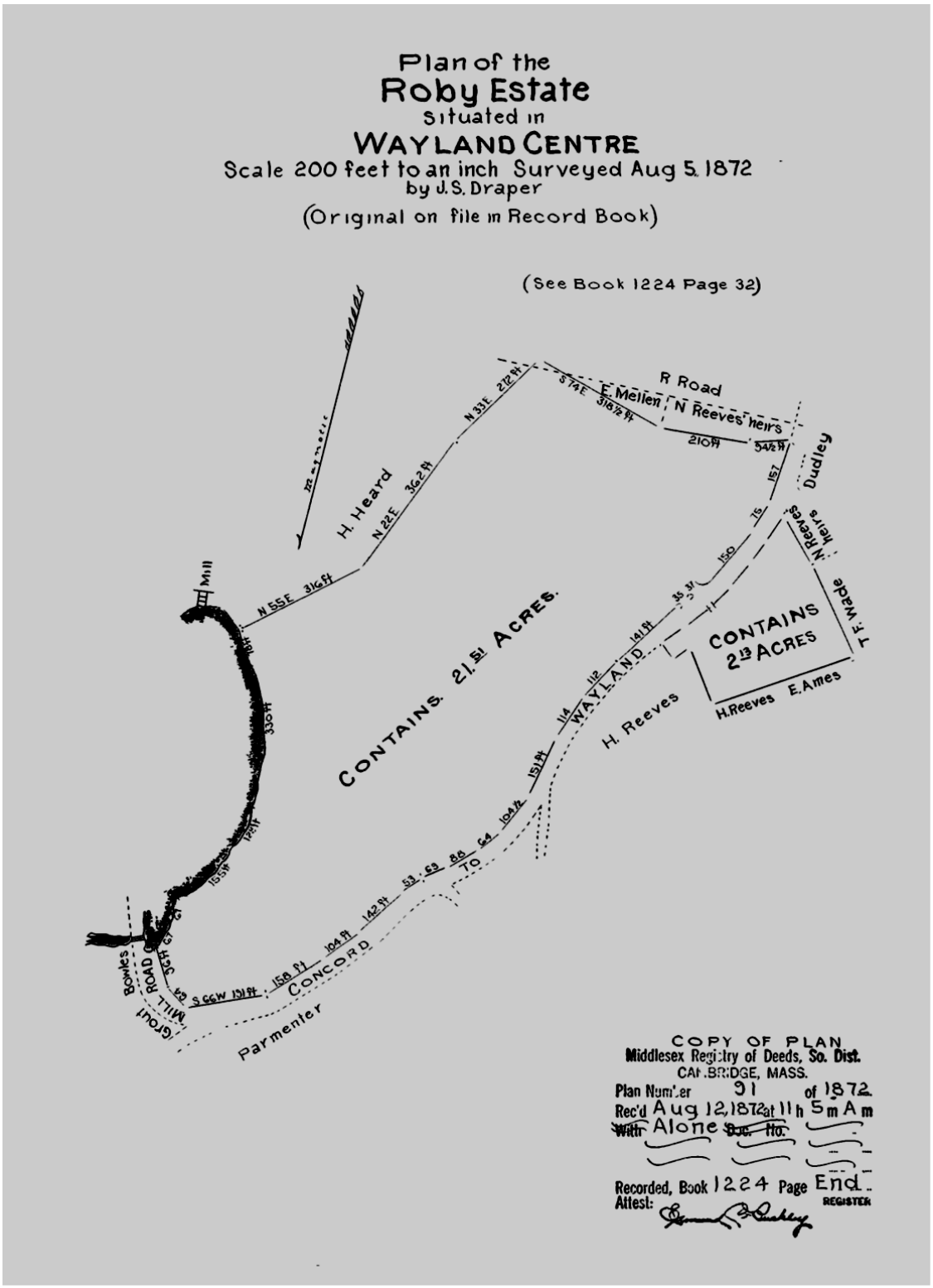
the Town of Wayland . then running northwesterly by said
Mill Road or Town land to the Main Concord Road .
then running southwesterly . by said Concord Road . to the point
of beginning. containing about twenty one 51/100 acres 2.A parcel
of land on the westerly side of said road . leading to
Concord . bounded Southeasterly by said road . southwesterly by
land of N. Reeves. heirs and land of F. F. Wade. Northwesterly
by land of E. Ames . and of H. Reeves . and north
easterly. northwesterly. and northeasterly again by said land of
H. Reeves, as shown upon the plan hereinafter referred to . containing
two 13/100 acres. more or less. Being the same premises
conveyed to said Roby. by C. A. Cutting Trustee . by deed of
even date herewith. and shown upon the plan. referred to <u>in</u>
said deed. To Have and To Hold the above released premises
with all the ^privileges^ appurtenances to the same belonging . to the said
Warren Gould Roby. His heirs and assigns . to his and
their use and behoof forever. In Witness Whereof. I the said
Elvira S. Drury. have hereunto set my hand and seal. This
seventh day of August. in the year of our Lord . eighteen hundred

and seventy two. Elvira S. Drury seal. Signed sealed and delivered in presence of the clauses of Warranty & release of dower and homestead. erased before signing. Marcia D. Cutting. Commonwealth of Massachusetts . Middlesex ss. August 9th . 1872. Then personally appeared the within named Elvira S. Drurry. and acknowledged the foregoing instrument . to be her free act and deed. before me. David Heard. Justice of the Peace. Middlesex ss. Aug 12, 1872. Rec'd & Recorded.
(1 word interlined) Attest: Chas B. Stevens, Regr